



Patio Covers

City of Hayward Development Services Department

2013 Update

PERMIT REQUIREMENTS

A building permit is required for the installation of a patio cover or a patio enclosure. A patio cover does not have walls and is usually built with standard lumber. Patio enclosures have walls, but are still considered as outdoor space.

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PLANNING REVIEW

Before a patio cover or enclosure project can be approved, the City of Hayward Planning Division must review the size and location of the proposed structure for compliance with setback and size limitations. This can be verified by bringing a sketch of the proposed structure to the permit center that clearly shows the size and location of the structure relative to the property lines.

DRAWINGS

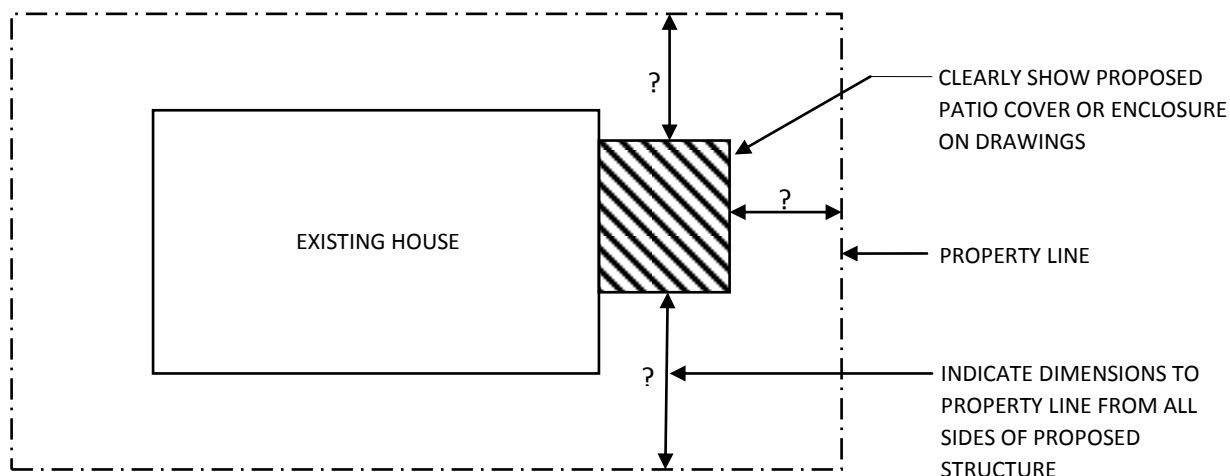
Once the planning department has given an approval for the placement of the structure, the following drawings are required in order to obtain a building permit:

- A site plan, drawn to scale, that shows the existing property lines, existing house, location and size of proposed patio cover and dimensions.
- A section showing the attachment details, slope of roof and foundation. Flashing, roofing materials, connection hardware and lumber grades must be indicated.
- A framing plan indicating the size and spacing of lumber.

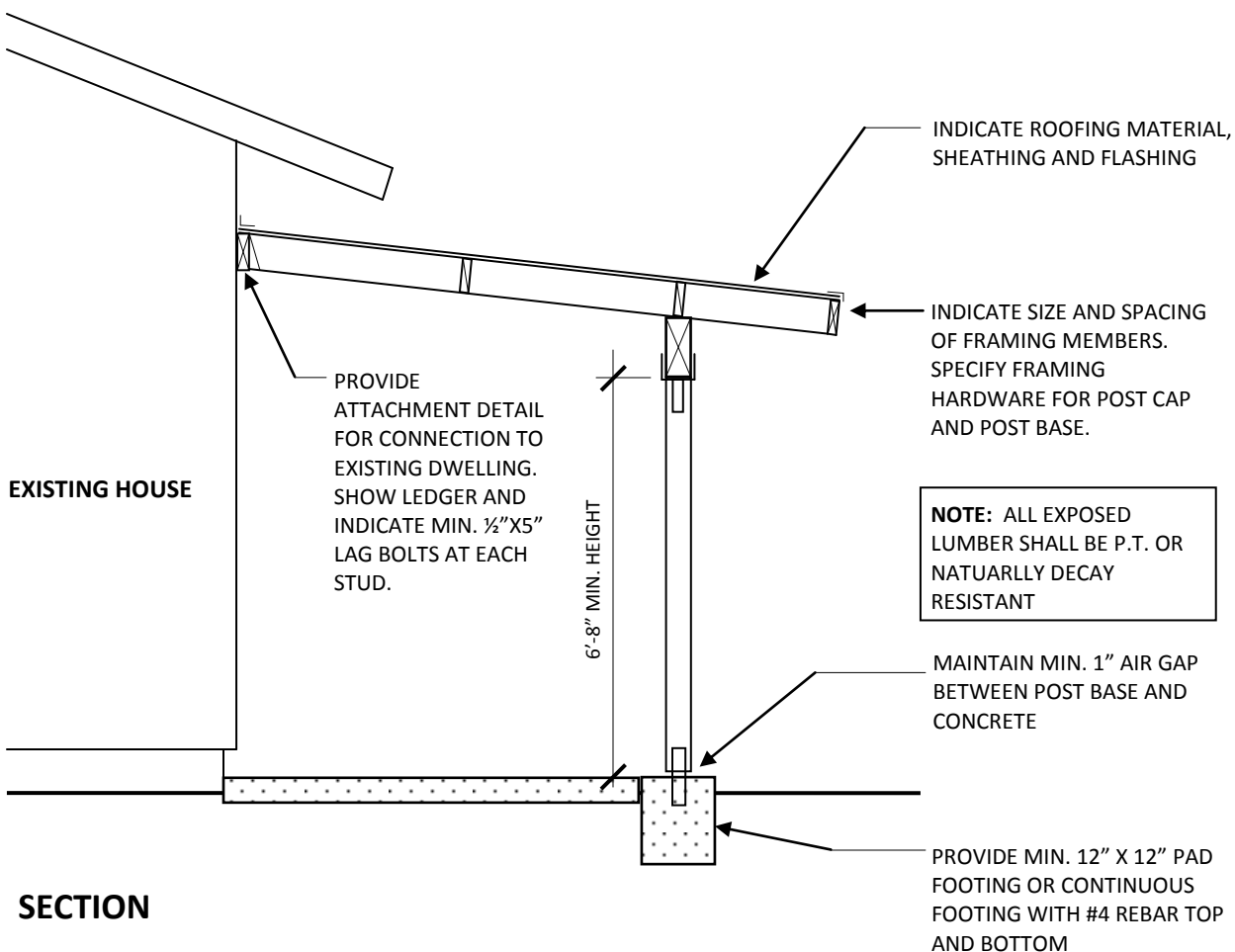
See Reverse for sample drawings and basic code requirements

PATIO ENCLOSURE CHECKLIST (Additional structural requirements for patio enclosures are found in the *2010 California Residential Code Appendix H—see attached*)

- ☐ Patio enclosure must be no more than 12' tall and a single story
- ☐ The patio enclosure must not be put in front of a bedroom egress window
- ☐ The longest wall and one additional wall of the patio enclosure must be at least 65% open in the area 6'-8" above the ground. The openings can be screens, acrylic panels not more than 1/8" thick, or glass.
- ☐ Glass will need to meet safety glazing requirements as indicated in CRC 308.



SITE PLAN



SECTION

APPENDIX H

PATIO COVERS

SECTION AH101 GENERAL

AH101.1 Scope. Patio covers shall conform to the requirements of this appendix chapter.

SECTION AH102 DEFINITION

Patio covers. One-story structures not exceeding 12 feet (3657 mm) in height. Enclosure walls shall be permitted to be of any configuration, provided the open or glazed area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet 8 inches (2032 mm) of each wall, measured from the floor. Openings shall be permitted to be enclosed with (1) insect screening, (2) *approved* translucent or transparent plastic not more than 0.125 inch (3.2 mm) in thickness, (3) glass conforming to the provisions of Section R308, or (4) any combination of the foregoing.

SECTION AH103 PERMITTED USES

AH103.1 General. Patio covers shall be permitted to be detached from or attached to *dwelling units*. Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms.

SECTION AH104 DESIGN LOADS

AH104.1 General. Patio covers shall be designed and constructed to sustain, within the stress limits of this code, all dead loads plus a minimum vertical live load of 10 pounds per square foot (0.48 kN/m²) except that snow loads shall be used where such snow loads exceed this minimum. Such covers shall be designed to resist the minimum wind loads set forth in Table R301.2(1).

SECTION AH105 LIGHT AND VENTILATION/EMERGENCY EGRESS

AH105.1 General. Exterior openings required for light and ventilation shall be permitted to open into a patio structure conforming to Section AH101, provided that the patio structure shall be unenclosed if such openings are serving as emergency egress or rescue openings from sleeping rooms. Where such exterior openings serve as an exit from the *dwelling unit*, the patio structure, unless unenclosed, shall be provided with exits conforming to the provisions of Section R310 of this code.

SECTION AH106 FOOTINGS

AH106.1 General. In areas with a frostline depth of zero as specified in Table R301.2(1), a patio cover shall be permitted to be supported on a slab on *grade* without footings, provided the slab conforms to the provisions of Section R506 of this code, is not less than 3.5 inches (89 mm) thick and the columns do not support live and dead loads in excess of 750 pounds (3.34 kN) per column.